

## **WRESTLINGWORTH AND COCKAYNE HATLEY PARISH COUNCIL**

### **DRAFT MINUTES of the Wrestlingworth and Cockayne Hatley Parish Council Meeting held at St John's Church, Cockayne Hatley on 15 July 2019 at 7.30pm**

**Present:** Chairman Cllr R Barratt, Vice-Chairman Cllr S Williams, Cllr A Dagless, Cllr N Dodgson, Cllr J Kirkpatrick, Mrs C Dear (Clerk) and 12 members of the public.

**Apologies:** Cllr F Dewey

**Absent:** CBC Cllrs A Zerny & T Wye

#### **Open Forum:**

Ray Dickens asked what the Parish Council were doing about maintaining the Millennium Garden as it has become overgrown. Cllr Barratt informed Ray that no volunteers had come forward and that the Council would now consider paying a contractor to maintain the garden. Ray also pointed out that the brook at the bottom of Butchers Lane is very much overgrown with vegetation. Cllr Barratt advised that this was not the Parish Council responsibility and that volunteers are not encouraged to clear the area due to the unstable wall. Ray thought the Old Butchers Shop were responsible for this area. Cllr Barratt agreed to check. **Action RB**

Colin Dale asked the Council how they could support the planning application CB/19/01999/REG3 considering the reasons listed below.

**PLANNING POLICIES** - It is not in accordance with the Wrestlingworth and Cockayne Hatley Neighbourhood Plan 2016-2031 (WCNP) or the latest BRCC Housing Needs Survey Report Wrestlingworth and Cockayne Hatley April 2018 (HNSR) in respect of the number and type of properties proposed. The WCNP policy H2 states that the Rural Exception Site will be supported provided that the proposed development by virtue of its size, scale and type will not exceed the identified local need and that the types of dwellings to be provided are consistent with the needs identified in the Housing Needs Survey undertaken for the village of Wrestlingworth. The HNSR conclusions section 8.1 on affordable housing recommends 4 units over the next 5 years and this includes a bungalow more suited to older people. The CBC application is for double the amount of social housing recommended and it does not include any provision for retirement bungalows for the elderly. Therefore even if the amount of housing is based on the extended period of 20 years as specified in the WCNP, this application does not meet the requirements. If the plan goes ahead unchanged then this will result in people being allocated social housing from outside the village while at the same time elderly residents who have lived in the village most of their lives being forced out due to no suitable housing.

**HIGHWAY ISSUES** - The proposed access is dangerously near to the busy Wrestlingworth High Street/Potton Road junction. The other end of the site is near a bend which hides the site from traffic approaching from Potton direction. There are no speed restriction measures along this 30mph section of Potton Road and vehicles regularly exceed this limit. Speed-watch activities have recorded more than 300 vehicles per hour passing through Wrestlingworth at peak times with the fastest recorded speed of 50mph being along the

30mph section of Potton Road (source: Wrestlingworth Village Link Issue 162). Planning application MB/05/00677/FULL was refused which involved a similar access on the same 30mph section of Potton Road as it "would lead to an increase in use of an access at which visibility is restricted below the level required to permit a safe and convenient manoeuvre to the detriment of highway safety. If the application goes ahead then it will make egress from our property onto Potton Road very dangerous. If we turn right out of our driveway and are held up by vehicles exiting the new site, then we would be vulnerable to vehicles turning left at speed into Potton Road from the High Street.

**SURFACE WATER DRAINAGE & SEWAGE** - The increase in surface water drainage and sewage disposal has not been addressed by this application. Potton Road already floods near the junction with Wrestlingworth High Street in periods of high rainfall. The sewage system already cannot cope as there are frequent blockages with sewage overflowing from the manhole cover in the Wrestlingworth/Potton Road junction and also entering the brook near the Chequers pub.

The Council listened to Colin's points and agreed that it doesn't fully conform to or address the need recommended in the HNS to include a bungalow. However Cllr Barratt added that he supports the application, which supports the future needs of the parish. Cllr Williams informed the meeting that the houses built here would be to Lifetime Homes Standards which means that they are easily adaptable for lifetime use for the elderly and less-abled people. Cllr Barratt said that the application included securing the adjoining land on a 125 year lease which could provide allotments and a wild area.

Colin Dale informed the meeting that he had noticed that Appendix 6 of the application states "Due to the private entrance and the layout of the Site and adoptable road, the development allows for future expansion onto adjacent land, if necessary." Having talked to the project manager regarding this, Cllr Barratt advised that there was no intention to expand the development onto adjacent land but this phrase was used in the BFL Assessment to show the potential for the new proposed street to be used to access adjoining land to the rear of the site, should this occur at some point in the future. The ability to provide access to the adjoining site was actually requested by the Parish Council to facilitate access to the allotment site. Cllr Barratt had also requested that the error stating there was a shop & café and the badger sett missing from the Ecological Survey be corrected.

Janice Crabbe expressed concerns with regards to the access on to the Potton Road and Cllr Barratt agreed and shared her concerns. He said that the Parish Council will make the 'squaring off' of the T junction to force vehicles to slow down a condition of the PC's support for the application. Cllr Barratt stressed that the more people who write to CBC expressing their concerns over the access onto the Potton Road, the more likely measures will be taken. Janice also said that she was very concerned about the potential flooding issue with regards to surface water drainage. Cllr Barratt advised that this concern had previously been raised with the project manager and it was understood that the project had a budget for improvements to the sewerage system.

Pierre Petrou asked if there are likely to be more RESs in the future. Cllr Williams assured Pierre that there would not be future RESs. Pierre also sought clarification as to whether the RES was linked to the proposed meadow development. Cllr Barratt confirmed they were

completely separate initiatives and pointed out that the RES and the allotments took away some of the benefits previously highlighted by Dycraft as arising from the meadow development.

The issue of the newly installed speed indicator signs was brought to the Council's attention. The Council informed the public forum that these signs are to be replaced with the new Truvelo signs and to be relocated both to the westerly side of the road facing opposite ways

James Bonfield informed the meeting that the wooden planks on the footbridge at Water End were rotten and need replacing. Cllr Barratt said that he would inform the Rights of Way Officer. **ACTION RB**

### **Ethics and Standards Code**

No declarations of interest to report.

### **Minutes of Previous Meeting**

The minutes of the Parish Council meeting held on 13<sup>th</sup> May 2019, having been previously circulated, were approved and signed by the Chairman.

### **Matters arising**

#### **Chairman's report**

Since our last meeting I have,

- 1) Followed up with tree surgeon regarding removal of dead trunk on Cherry Tree in Wrestlingworth, whom confirmed they are planning to undertake the work. (Further follow up required as work still outstanding)
- 2) Advised Anglian Water that reported mains leak was in fact the sewer and was overflowing into the brook. After blockage cleared, reported concern over contamination in brook and arranged with Anglian Water Environment Officer to test water quality (testing confirmed that ammonia levels were within acceptable limits)
- 3) Cleaned up broken glass covering pavement by bus stop.
- 4) Dismantled broken (vandalised?) picnic table in play area and put out of site behind garage. Subsequently removed all but table top to recycling centre
- 5) Contacted resident regarding his modifications to the safety fencing and raised concern over hazard created - follow up required as remedial work currently still outstanding
- 6) Contacted Voneus for update on deployment of their broadband service to Cockayne Hatley and communicated latest information to Cockayne Hatley Residents Group
- 7) Contacted CBC Rights of Way Officer regarding opportunity created by CBC's purchase of Church Farm land to deliver two of the high priority aspirations from the Green Infrastructure Plan
- 8) Provided information to Adam Zerny regarding the history with the installation of the High Street Speed indicators to assist in getting the proposed charges for replacing and relocating the units dropped
- 9) Promoted and attended Dycraft consultation regarding their latest plans for the meadow in the centre of Wrestlingworth
- 10) Reported demolished dog bin at Mill End and asked for it to be replaced (with acknowledgement of the quick action by CBC Waste Team in replacing)

- 11) Reported excessive straw debris on High Street, Wrestlingworth and requested CBC deploy road sweeper to clear (action also swiftly completed)
- 12) Challenged two teenagers observed causing damage to trees in Play Area regarding their involvement in the vandalism of the swings and considerable damage to mature trees. No further action was taken as whilst they admitted climbing trees, their claims that the vandalism had already occurred by the time they got to the park could not be disproved. Subsequently cleared all damaged tree debris out of play area (with Mary's assistance) to allow swings to be used. Thanks are due to the three residents who disposed of the debris.
- 13) With Sandra, met David Fryatt to discuss his interest in the Parish Council vacancy.
- 14) Contacted the CBC Project Manager for the RES Development to advise that the consultants' report submitted with the planning application was inaccurate as there had not been a shop & cafe in the Village for a number of years, the ecological report was missing the Badger sett located the closest to the development, in Woodcraft's meadow, and the extension of the access road had been specifically included to allow access to the proposed allotments, and was not connected to any future development of the adjoining site, which the Parish Council were taking out a 125 year lease on.
- 15) Raised concern with Anglian Water that there had been a leak of sewage into the brook by The Chequers and requested Environmental Officer arrange for the water quality be checked. This was undertaken later the same day and results indicated no contamination had occurred.
- 16) Attended three School Governing Board meetings in my capacity of Local Authority Governor.

The Clerk added that she had

- Forwarded relevant emails to Parish Councillors and updated noticeboards
- Completed agenda, budget and financial statement for July's meeting
- Reconciled bank statement with income and expenditure and transferred £3K to cover June & July's outgoings
- Forwarded planning applications to Planning Committee
- SAGE – transactions added to end of June
- Enquired as to defibrillator grant and was close to completing application form – discussion needed (see item below)
- Updated website with minutes and agenda
- Contacted Zurich Insurance to advise them of claim to CBC for church wall
- Completed claim form for Central Bedfordshire Council requesting payment for damage to Churchyard wall. This included quote received from SD Brown Building Contractors.

The Clerk discussed the purchase of a defibrillator with the Council. She said that the quote received from Primary Care Supplies was for a Rescue Sam Defibrillator outdoor model at a cost of £1,249. This comes with paediatric pads, adult pads, heated outdoor metal cabinet. The pads will need replacing after 2 years which will cost £80 & £60 respectively. The replacement cost for the batter which has a 4 year lifespan is £171. Community Heartbeat Trust provide training at £175 per session. The Council agreed that the parish was in need of 2 defibrillators, one for Wrestlingworth (this year) and the other for Cockayne Hatley (next financial year). **ACTION CD**

### **Cockayne Hatley Co-Op Land - Village Green & CIC**

Cllr Dagless informed the Council that there was no progress made on the Co-Op land in CH. Cllr Dagless added that the CIC application form had been returned for amending and had now been sent back to Companies House.

### **Super-fibre broadband update**

Cllr Dagless informed the Council that 4 engineers from Voneus have visited the tower at St John's church, Cockayne Hatley and said that they could provide a good service for Cockayne Hatley. They will come back with a proposal to include costings in due course. Cllr Dagless said that he would report back when more information has been received.

### **ACTION AD**

### **East/West Rail Link**

There is unlikely to be any further update on the East/West Rail Link until the autumn of this year.

### **Green Infrastructure Plan Update**

Cllr Barratt informed the Council that he had contacted CBC Rights of Way Officer regarding opportunity created by CBC's purchase of Church Farm land to deliver two of the high priority aspirations from the Green Infrastructure Plan – to re-establish a bridleway south of B1042, heading south to link with existing bridleway network - BW14 to BW15 and to create new Right of Way linking the re-established bridleway to Sutton Road, providing links to Sutton and Potton via Pegnut Wood.

### **Portfolios**

PLAY AREA – Cllr Dewey informed the council that several site visits have been carried out since the last report and the following actions were carried out:

Damaged picnic table removed (RB)

Damaged tree cut up and removed (JK, FD & volunteers)

Bins emptied and litter cleared (FD, RB)

Consideration should be given to a replacement picnic table and where it should be sited. Ground repairs and safety sign replacement have not yet been carried out by Councillors Dewey and Kirkpatrick as we wait for a convenient dry weather period.

A ROSPA inspection of the play area has been carried out and the report has been circulated. There are a number of recommendations which should be discussed.

Cllr Dewey has been informed that there are some loose boards on the toddler bridge, which whilst not picked up by the inspection, these will need to be repaired. **ACTION FD**

Cllr Kirkpatrick said he would visit the toddler bridge to make sure it was safe to remain in use until it is repaired. **ACTION JK**

The Council agreed that the zip-wire should be re-tensioned – Clerk to organise. **ACTION CD**  
It was agreed that the replacement of the picnic table would be considered in the next financial year.

HIGHWAYS – Cllr Dodgson updated the Council on:

**High Street (Rural Match Funding)** – Cllr Dodgson informed the council that the speed indicator devices (SIDs) are to be replaced with Truvelo units. Cllr Dodgson added that he had reported the 3 dead trees on the junction of Church Lane and High Street to Highways for removal. **ACTION ND**

**WEBSITE** – Cllr Kirkpatrick said that he had updated the website with news and a copy of the Village Link.

### **Planning**

The current Planning applications were discussed. **(Appendix C)**

In regard to the tree nursery application, it was agreed that the Parish Council supported the application in principal, subject to the points covered during the Open Forum. Cllrs Williams & Barratt agreed to draft and submit the council's response. **ACTION RB & SW**

### **Finance**

Councillors approved the payment of invoices **(Appendix A)**.

The Financial statement **(Appendix B)** was discussed along with the budget for 2019/20

**Correspondence** – Emails distributed between meetings include:

- Monthly crime Statistics for the parish.
- Request for donations to Magpas Air Ambulance. The Council agreed not to make a donation on this occasion.
- Letter read out from Village Link thanking the Council for their grant.

### **Any Other Business**

- Cllr Dagless informed the meeting that he had been told by the local police that a 'rave' may be being planned to take place in the vicinity of Cockayne Hatley and to be vigilant.
- Cllr Williams had checked through paperwork to CBC for claim for damage to churchyard wall. Clerk to submit claim to CBC **ACTION CD**
- Councillor vacancy – The Council agreed that the 2 people who have shown an interest in the vacancy to speak to the Councillors at 7pm on 2<sup>nd</sup> September.
- Vandalism at children's play area was discussed. Clerk asked to speak to local PCSO with regards to visiting the site when possible. **ACTION CD**
- Wildflower verges – The Council discussed this proposal with a view to reducing the amount of grass cutting and helping the local wildlife. After some debate, it was agreed that wildflower verges were probably not appropriate for our parish.
- Lime trees at St Peter's Churchyard. Clerk asked to contact local tree cutting contractors to ask for quotes for removing lime tree 'beards'. **ACTION CD**
- Millennium Garden maintenance – Clerk asked to contact local gardeners to ask for quotes. **ACTION CD**

The meeting closed at 9.35pm

**Date of Next Meeting** – Monday 2<sup>nd</sup> September 2019 at 7.30pm.

## Appendix A

The following accounts are to be paid and I need to request the council's endorsement.

|              |  |        |          |
|--------------|--|--------|----------|
| June & July  | E-on Electricity supply D/Debit                            |        | 410.74   |
| June & July  | Clerk's Salary D/Debit                                     |        | 854.56   |
| June & July  | Clerk's expenses (Telephone, Internet, Stamps, stationery) |        | 30.00    |
| June & July  | SAGE – accounting software D/Debit                         |        | 39.60    |
| May          | Memorial Hall Hire   |        | 14.00    |
| May          | HM Revenue & Customs – VAT return                          | 272.90 |          |
| April - June | Terry Seymour – Lighting maintenance                       |        | 64.50    |
| June         | Playsafety Ltd (ROSPA Playground Report)                   |        | 132.60   |
| May & June   | D J Granger – grass cutting contractor – 3 cuts            |        | 1,911.03 |

## Appendix B

**WRESTLINGWORTH & COCKAYNE HATLEY PARISH COUNCIL****FINANCIAL STATEMENT AT 30 June 2019**

|                                    | <b><u>Year to 30 June 2019</u></b>  |  | <b><u>Year to</u></b>   |
|------------------------------------|---|--|---|
|                                    | <b><u>Actual</u></b><br><b><u>Period to 30</u></b><br><b><u>June 19</u></b> | <b><u>Budget</u></b><br><b><u>for year</u></b> | <b><u>March</u></b><br><b><u>2019</u></b><br><b><u>Actual</u></b> |
| <b>Income</b>                      |   |  |   |
| Precept                            | 22,482.00   | 22,482.00                                      | 20,030.00   |
| Interest                           | 5.40  | 15.00  | 23.75   |
| CH land grant                      |   |  | 258.78  |
| Bench contribution                 |   |  | 905.00  |
| Grass Cutting Contribution         |   | 380.00   | 380.33  |
| VAT refund to March 19             | 259.96  | 259.96   | 122.43  |
| <b>Total Income</b>                | <b>22,747.36</b>  | <b>23,136.96</b>                               | <b>21,720.29</b>  |
| <b>Operational Expenses</b>        |   |  |   |
| Accountants fees & Sage            | 145.00  | 500.00   | 280.00  |
| Affiliation Fees                   | 172.00  | 300.00   | 308.00  |
| Amenity Field lease                |   | 120.00   |   |
| Benches                            |   |  | 1,847.87  |
| British Legion                     |   | 25.00  | 19.00   |
| Church Clock Maintenance           |   | 325.00   | 258.00  |
| Churchyard Maintenance             |   | 1,000.00                                       |   |
| Clerk's expenses                   | 145.19  | 350.00   | 264.02  |
| Clerk's salary                     | 1,281.94  | 5,128.50                                       | 4,837.56  |
| Election expenses                  |   | 375.00   |   |
| Electricity - street lighting      | 589.98  | 2,000.00                                       | 1,919.05  |
| Electricity/lighting - maintenance | 53.75   | 1,000.00                                       | 911.25  |
| General Maintenance                |   | 500.00   | 0.00  |
| Grants (see below)                 | 1,500.00  | 1,500.00                                       | 1,050.00  |
| Normal Grass and Hedge cutting     | 1,592.52  | 8,000.00                                       | 6,264.09  |
| Other grounds & tree work          |   | 1,000.00                                       |   |
| Insurance                          | 841.21  | 850.00   | 810.70  |
| Memorial Hall Hire                 | 14.00   | 100.00   | 89.00   |
| Millennium Garden                  |   | 100.00   | 0.00  |
| Parish Tidy Up                     |   | 500.00   | 237.50  |
| Playing field Maintenance          |   | 1,000.00                                       | 923.45  |
| Playing field lease (arrears)      |   | 1,440.00                                       | 1,440.00  |



|                                    |                  |                  |                 |
|------------------------------------|------------------|------------------|-----------------|
| Training expenses                  |                  | 200.00           | 83.00           |
| Web site                           |                  | 500.00           | 579.00          |
| Vat expensed and not yet recovered | 354.82           | 0.00             |                 |
|                                    | 6,690.41         | 26,813.50        | 22,121.49       |
| <b>Operating surplus/deficit</b>   | 16,056.95        | -3,676.54        | -401.20         |
| <b>Projects</b>                    |                  |                  |                 |
| Allotment lease and set up         |                  | 2,500.00         |                 |
| Speed reduction measures           |                  | 7,500.00         |                 |
| Neighbourhood Plan                 |                  | 0.00             | 10.00           |
| Cockayne Hatley land & set up      |                  | 3,000.00         | 65.00           |
| <b>Project Grants received</b>     |                  |                  |                 |
| <b>Net Project costs</b>           | 0.00             | 13,000.00        | 75.00           |
| <b>Overall surplus/deficit</b>     | 16,056.95        | -16,676.54       | -476.20         |
| <b>RESERVES</b>                    |                  |                  |                 |
| Bank brought forward               | 31,075.08        | 31,075.08        |                 |
| (Deficit)/Surplus for period       | 16,056.95        | -16,676.54       |                 |
| Bank carried forward               | <b>47,132.03</b> | <b>14,398.54</b> |                 |
| VAT refund due                     | 354.82           |                  |                 |
| Total                              | 47,486.85        |                  |                 |
| <b>GRANTS PAID IN YEAR</b>         |                  |                  |                 |
| CamBedRailRoad                     |                  |                  | 250.00          |
| Village Link                       | 150.00           | 150.00           | 150.00          |
| Wrestlingworth Memorial Hall       |                  |                  |                 |
| St Peter's Church                  | 1,000.00         | 1,000.00         |                 |
| Parish Walking & Wildlife          |                  |                  | 150.00          |
| Lower School                       | 350.00           | 350.00           | 500.00          |
|                                    | <b>1,500.00</b>  | <b>1,500.00</b>  | <b>1,050.00</b> |

**IMPORTANT NOTES**

- Grass cutting varies according to number of cuts required & amount of hedge
- cutting
  - Current account - 30/06/19 1,178.33  
Deposit account - 30/06/19 45,953.70

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**47,132.03**

### Planning Applications as at 12<sup>th</sup> July 2019

| <b>Application No. and Date</b>   | <b>Location</b>                        | <b>Works Proposed</b>   | <b>PC Comment</b> | <b>Status</b>  |
|---|--|---|-------------------|--|
| CB/18/01509/FULL<br>03.05.18  | Land adjacent to 21 Village Road C/Hat | Retrospective change of use to garden following purchase June 2017  | No comment        | Refused 02.08.18. Applicant has appealed the decision. PC has supported the appeal |
| CB/19/00647/FULL<br>19.03.19  | 3 High Street, Wrestlingworth          | Proposed extensions & alterations to include first floor extension, two storey side and rear extension and single storey side & rear extension elements | No comment        | Granted 22.05.19   |
| CB/19/00769/FULL<br>28.03.19  | 5 Randall's Close, Wrestlingworth      | Removal of glazed link roof replaced with slate roof at same pitch to match existing with conservation roof lights                                      | No comment        | Granted 03.06.19   |
| CB/19/01113/LB<br>09.04.19<br><br>Listed building application in relation to CB/19/00769/FULL | 5 Randall's Close, Wrestlingworth      | See above   | No comment        | Granted 03.06.19   |

| <b>Application No. and Date</b> | <b>Location</b>                         | <b>Works Proposed</b>   | <b>PC Comment</b>                      | <b>Status</b>       |
|---------------------------------|---|---|--|---------------------|
| CB/19/01407/PIP<br>30.04.19     | Land at Amber Lodge,<br>Wrestlingworth  | 1 dwelling to the south of existing   | Objected – outside settlement envelope | Refused<br>18.06.19 |
| CB/19/01750/FULL<br>25.06.19    | 5 Molehill Barns, Sutton Road, Eyeworth | Change of use from Bed & Breakfast back to residential house                    |  |                     |
| CB/19/01999/REG3<br>04.07.19*   | Land off Potton Road, Wrestlingworth    | Construction of 8 dwellings, including roads, sewers, hard and soft landscaping |  |                     |

\*Points Picked up from Application. Councillors may have other points for discussion at the PC meeting

1. Highways – proximity of access road to T junction, ability of vehicles to swing round at speed from the High Street. The Planning Officer for this case has been asked for details of traffic flow along Potton Road. His reply was that Highways are being consulted as part of the assessment.
2. Surface water and Sewage – recent problems with outflow of sewage from manhole at T junction and into the Brook near the Chequers.
3. CABE Build for Life Assessment states that we have a village shop and tea room.
4. Build for Life Assessment states “due to the private entrance and the layout of the site and adoptable road, the development allows for future expansion onto adjacent land if necessary.” We asked for this layout in order to access allotment to the rear.
5. Ecological Survey has not picked up the badger sett in Woodcraft’s Meadow